DIV 9

067.38-11-125

0010879

GENERAL WARRANTY DEED

JANE WATKINS BURNET VARELLA, unmarried, of Montgomery County, Ohio, grant, with general warranty covenants, to **BOARD OF TRUSTEES, WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO**, whose tax mailing address is 8200 McEwen Road, Dayton, Ohio 45458, the following real property:

Situated in the County of Montgomery, in the State of Ohio and in the Township of Washington, and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully rewritten.

PRIOR INSTRUMENT REFERENCE: Microfiche No. 80-276-D05 of the Deed Records of Montgomery County, Ohio.

Witness their hands this 25TH day of March, 1996.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Richard L. Duncan

Tom R. Bowles

Jane Watkins Burnet Varella

Jane Watkins Burnet Varella

JOY A. CLARK
RECORDER
/87
96 MAY 31 AM 10:58
MONTGOMERY CO. OHIO
RECORDED

STATE OF OHIO
COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED that on this 25TH day of March, 1996, before me, the subscriber, a notary public in and for said County, came the Grantor in the foregoing Deed, Jane Watkins Burnet Varella, unmarried, who acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Notary Public

Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

THIS INSTRUMENT PREPARED BY:

Richard L. Duncan
Attorney-at-Law
7051 Corporate Way, Suite 200
Dayton, Ohio 45459
(513) 434-6040

TRANSFERRED
96 MAY 31 AM 10:59
AUDITOR

DEED 96-0360 E04

Exhibit A

067-38-11-125

EASEMENT FOR HIGHWAY PURPOSES
JANE WATKINS BURNET VARELLA
MICROFICHE NO. 80-276 D05
PARCEL #2

Situate in the Southeast Quarter of Section 29, Town 3, Range 5 MRS, Washington Township, Montgomery County, Ohio and being a part of the property conveyed to Jane Watkins Burnet Varella as described in Microfiche No.80-276 D05 in the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at an iron spike at the intersection of Nutt Road and Dayton-Lebanon Pike (State Route No. 48), said point being the southwest corner of said Quarter Section and being station 73+49.61 Nutt Road of a centerline survey made by the Montgomery County Engineer's Office, file 4-F-82, said iron spike also being the TRUE POINT OF BEGINNING;

thence with the centerline of State Route No. 48 North no degrees, ten minutes, twenty-six seconds (00°10'26") East for a distance of one hundred, forty-four and 04/100 (144.04) feet to a point;

thence leaving the centerline of said State Route No. 48 South eighty-nine degrees, forty-nine minutes, thirty-four seconds (89°49'34") East for a distance of thirty and 00/100 (30.00) feet to a point in the east line of State Route No. 48;

thence leaving the east line of said State Route No. 48 with the new north line of Nutt Road along a curve to the left with a radius of twenty and 00/100 (20.00) feet and a distance of twenty-seven and 83/100 (27.83) feet, the chord of said curve having a bearing of South thirty-nine degrees, forty-one minutes, thirty-five seconds (39°41'35") East and a distance of twenty-five and 64/100 (25.64) feet to a point;

thence continuing with the new north line of Nutt Road South seventy-nine degrees, thirty-three minutes, twenty-eight seconds (79°33'28") East for a distance of one hundred sixty-seven and 88/100 (167.88) feet to a point;

thence continuing with the new north line of Nutt Road along a curve to the left with a radius of seven hundred, sixty-five and 00/100 (765.00) feet and a length of ten and 45/100 (10.45) feet, the chord of said curve having a bearing of South seventy-nine degrees, fifty-six minutes, fifty-eight seconds (79°56'58") East and a distance of ten and 45/100 (10.45) feet to a point in the west line of Lot 41, Hidden Creek, Section three as recorded in Plat Book 157, Page 38 in the Deed Records of Montgomery County, Ohio;

thence leaving the new north line of Nutt Road South no degrees, ten minutes, twenty-six seconds (00°10'26") West for a distance of sixty-four and 81/100 (64.81) feet to a point in the south line of Said Section 29;

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION AND OWNERSHIP
CHECKED AND APPROVED
BY _____ DATE 5/6/96
MAP DEPARTMENT

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
PRIOR APPROVAL FOR
DESCRIPTION ONLY
BY _____ DATE 3/11/96
MAP DEPARTMENT

DEED 96-00360 E05

thence along the south line of said Section 29 South eighty-three degrees, one minutes, thirty-seven seconds (83°01'37") West for a distance of two hundred, twenty-three and 66/100 (223.66 measured) feet, (225.64' Deed) to the point of beginning. Containing 0.514 acres, more or less, in which the present road occupies 0.164 acres, more or less.

Gross Take	0.514 Ac
Present Road Occupancy	0.164 Ac
Net Take	0.350 Ac

Subject to all legal easements of record.

Prior Deed Reference: Microfiche No. 80-276 D05 of the Deed Records of Montgomery County, Ohio.

This description prepared by Barge, Waggoner, Sumner and Cannon, Inc.

DEED 96-0360 E06